



DAN GUTFREUND
REAL ESTATE SPECIALIST

415 S. Old Woodward
Birmingham, MI 48009

248.497.4646
lsellMichigan.com



MARKETWATCH

You chose the
right home,
now choose
the right agent
to sell it.

EXTRAORDINARY HOMES.
SKILLFULLY MARKETING

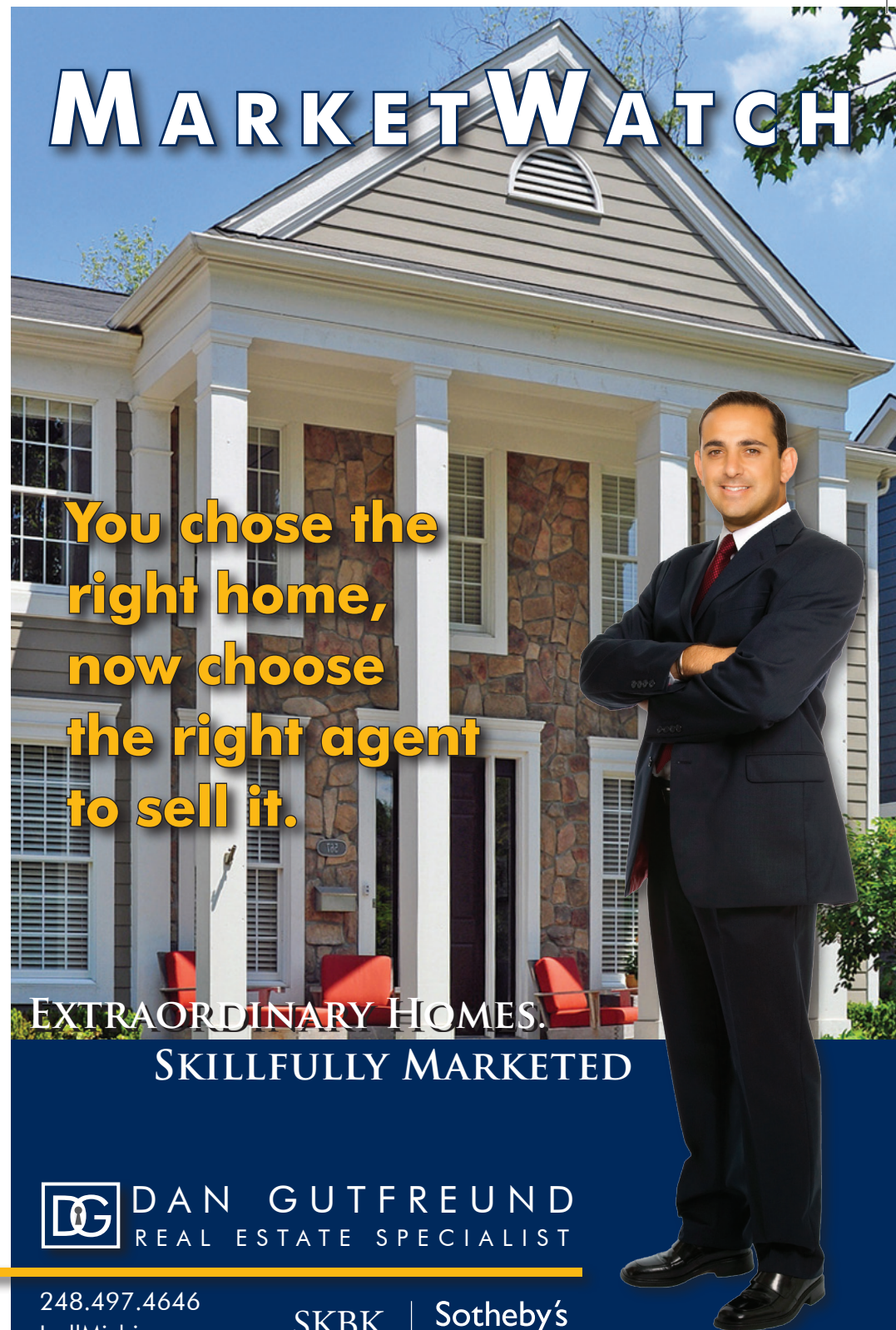


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SKBK

Sotheby's
INTERNATIONAL REALTY



YOUR PROOF IS IN MY RESULTS

Expert service and an exemplary track record of sales set me apart and assure your success when you hire me. I am diligent, passionate, and dedicated to capitalizing on your home's value while maximizing your investment return.

- **Genius Marketing.** I am the most heavily and creatively marketed agent in our area, which for you means unparalleled exposure for your home!
- **Impactful Presentation & Positioning...** From staging your home to customized marketing/advertising that delivers the widest local, national and global reach.
- **White-Glove Signature Treatment.** We handle every detail of your transaction from beginning to end, offering a host of personal services for a seamless experience.
- **Skillful Negotiating.** I've achieved record-breaking sale prices and tenaciously secure the best terms and deals for my clients.
- **Well-Rounded Experience...** Backed by extensive knowledge in residential construction, sales and marketing.

SEE WHAT'S SOLD IN THE LAST 90 DAYS

Address	List Price	Sale Price	Beds	Baths/Lavs	Sqft	Price/Sq ft
1592 Henrietta St.	\$319,900	\$317,000	3	2	1232	\$257
1992 Washington Blvd.	\$369,900	\$355,500	3	3	1785	\$199
142 Westchester Way	\$372,000	\$360,000	3	3	1390	\$259
1368 Washington Blvd.	\$374,900	\$367,000	3	2	1475	\$249
2290 Carrollwood Ct.	\$399,000	\$385,000	3	2	1887	\$204
1574 Maryland Blvd.	\$399,000	\$380,000	3	3	1794	\$212
928 Clark St.	\$399,000	\$375,000	2	1.1	1651	\$227
591 Wallace St.	\$445,000	\$445,000	4	2.1	2562	\$174
851 Westchester Way	\$450,000	\$410,000	4	2.1	2722	\$151
719 Larchlea Dr.	\$459,900	\$444,450	3	2	1994	\$223
767 Hanna St.	\$550,000	\$520,000	3	3	3029	\$172
832 Bird Ave.	\$595,000	\$590,000	4	4.1	2391	\$247
391 ferndale Ave.	\$599,900	\$560,000	4	2.1	2062	\$272
482 Park St.	\$599,997	\$575,000	4	2	2138	\$269
523 Lakeview Ave.	\$600,000	\$574,000	3	2.1	2082	\$276
1389 Bird Ave.	\$612,500	\$590,000	3	2.1	2354	\$251
1304 Bird Ave.	\$625,000	\$620,000	4	4.1	2650	\$234
768 Bird Ave.	\$625,000	\$620,000	4	4.1	2650	\$234
620 Bennaville Ave.	\$639,000	\$600,000	3	2.1	2526	\$237
1207 Smith Ave.	\$649,000	\$630,000	4	4.1	2650	\$238
2020 W. Lincoln St.	\$669,000	\$600,000	6	3.1	4083	\$147
1220 Smith Ave.	\$675,000	\$655,000	4	4.1	2600	\$252
415 Argyle St.	\$835,000	\$715,000	5	3.3	4005	\$178
585 Pleasant St.	\$875,000	\$825,000	4	3.1	2748	\$300
1620 Washington Blvd.	\$899,000	\$901,500	4	3.1	3368	\$268
731 S. Bates St.	\$1,099,000	\$1,045,000	4	4.1	3781	\$276
1555 Henrietta St.	\$1,375,000	\$1,275,000	5	4.2	4207	\$303
477 W. Frank St.	\$1,595,000	\$1,450,000	5	5.1	3600	\$403
1021 Pleasant St.	\$2,395,000	\$2,150,000	5	6.2	5735	\$375

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"In recent weeks we have seen a turnaround in rates and they are on the rise. Do not wait for spring to buy or sell. You need to act now while the low rate opportunity is still available."



Lynn M Wiand
Senior Mortgage Lender
NMLS #394920
Talmer Bank and Trust
(c) 248-228-4805
Lwiand@talmerbank.com


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